

Item #57ph



**Zone Hearings/App Ordinances/Restrictive Covenants
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 4/6/2006

Subject: C14-06-0009 - Donohoe Zoning - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1213 Newning Street (Harper's Branch Creek Watershed) from multi-family residence-moderate-high density-neighborhood conservation combining district (MF-4-NCCD) combining district zoning to family residence - neighborhood conservation combining district (SF-3-NCCD) combining district zoning. Planning Commission Recommendation: To grant family residence-neighborhood conservation combining district (SF-3-NCCD) combining district zoning. Applicant and Agent: Seamus Donohoe. City Staff: Robert Heil, 974-2330.

Requesting Department: NPZD

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0009 Donohoe Zoning**P.C. Date:** March 28, 2006**ADDRESS:** 1213 Newning.**APPLICANT/AGENT:** Seamus Donohoe**ZONING FROM:** MF-4-NCCD**TO:** SF-3-NCCD**AREA:** 0.229 acres**STAFF RECOMMENDATION:**

Staff recommends approval of family residence – neighborhood conservation combining district (SF-3-NCCD) zoning.

PLANNING COMMISSION RECOMMENDATION:

March 28, 2006 Planning Commission recommended approval of family residence – neighborhood conservation combining district (SF-3-NCCD) zoning on consent 9-0.

DEPARTMENT COMMENTS:

Staff recommends approval of family residence – neighborhood conservation combining district (SF-3-NCCD) zoning.

The site is a newly constructed single family house. The adjacent properties are also single family homes. Across Newning Ave is a mix of single and multi family use.

The South River City Neighborhood future land use designates the site for multi-family use, however, this land use designation is inclusive of both multifamily and single family uses. As such, no plan amendment is required. Additionally, single family uses along Newning support other goals of the plan as expressed in the plan text – namely preserving the character of the neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-NCCD	Single Family House
<i>North</i>	MF-4-NCCD	Single Family Homes
<i>South</i>	MF-4	Single Family Homes
<i>East</i>	SF-3-NCCD	Single Family Homes
<i>West</i>	SF-3-NCCD and MF-3-NCCD	Single Family Homes and Apartments

AREA STUDY: South River City Neighborhood Plan.**TIA:** N/A

WATERSHED: Harper's Branch Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South River City Citizens Association
- South Central Coalition
- Austin Neighborhoods Council
- Terrell Lane Interceptor Association
- Barton Springs / Edwards Aquifer Conservation District

SCHOOLS: (AISD ISD)

Galindo Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Paved	Classification	Daily Traffic
Bannister Lane	70 feet	40 feet	Non-Residential Collector	N/A
Ben White Blvd	Varies	Varies	Freeway	130,000

There are existing sidewalks along Banister Lane and W. Ben White Blvd.

Capital Metro bus service is available along Banister Lane with the #16 Banister/S. 1st/5th/6th Local Route and along W. Ben White Blvd. with the #328 Ben White/S. Lamar Crosstown Route.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

1st

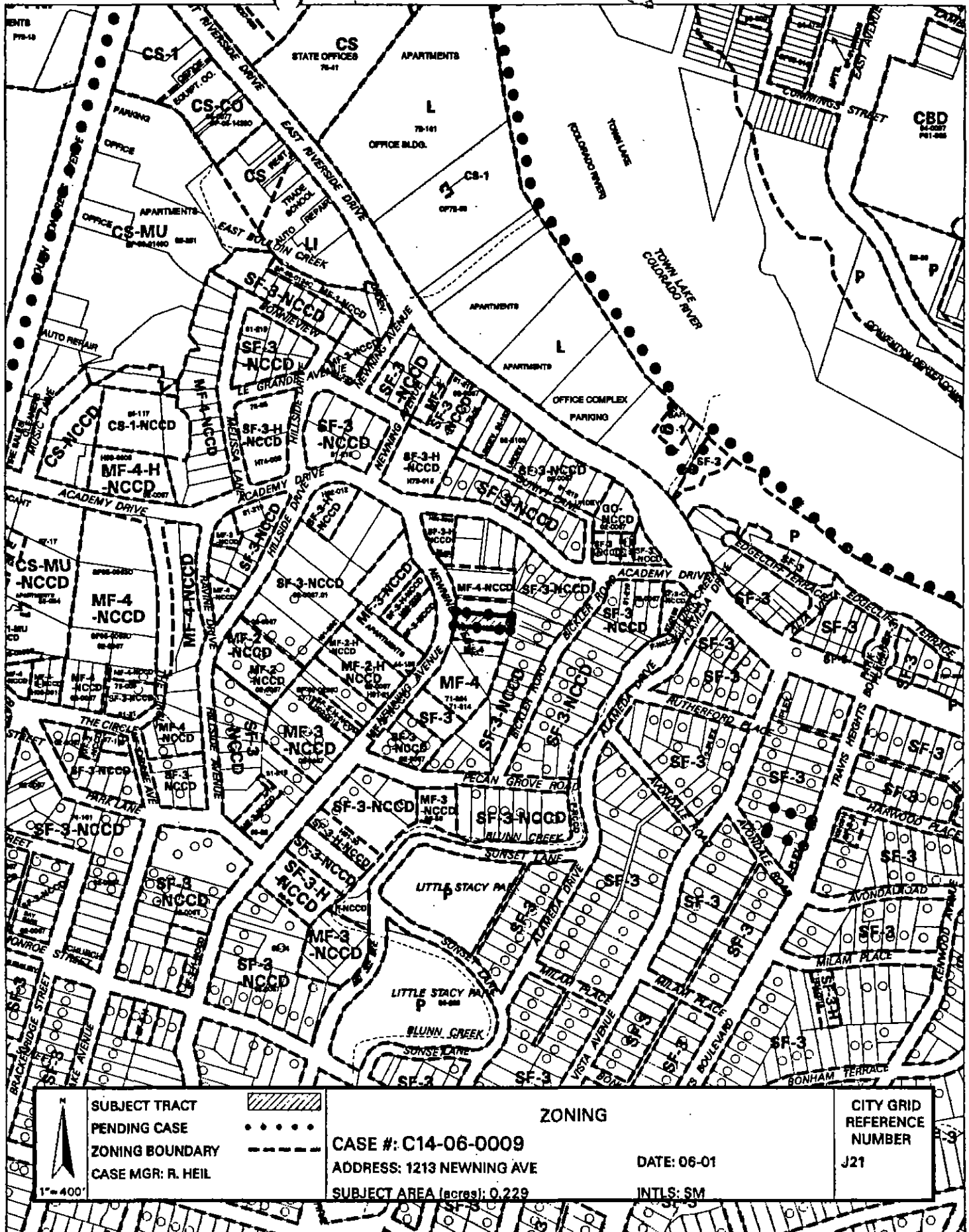
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us





PHONE: 974-2330



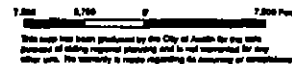
City of Austin Neighborhood Planning Areas



Prepared by City of Austin
Registered Planning & Survey Department
October 21, 2008

-  Adopted Neighborhood Plan & Zoning
 Neighborhood Plan in Progress
 Future Planning Areas
 Other Cities

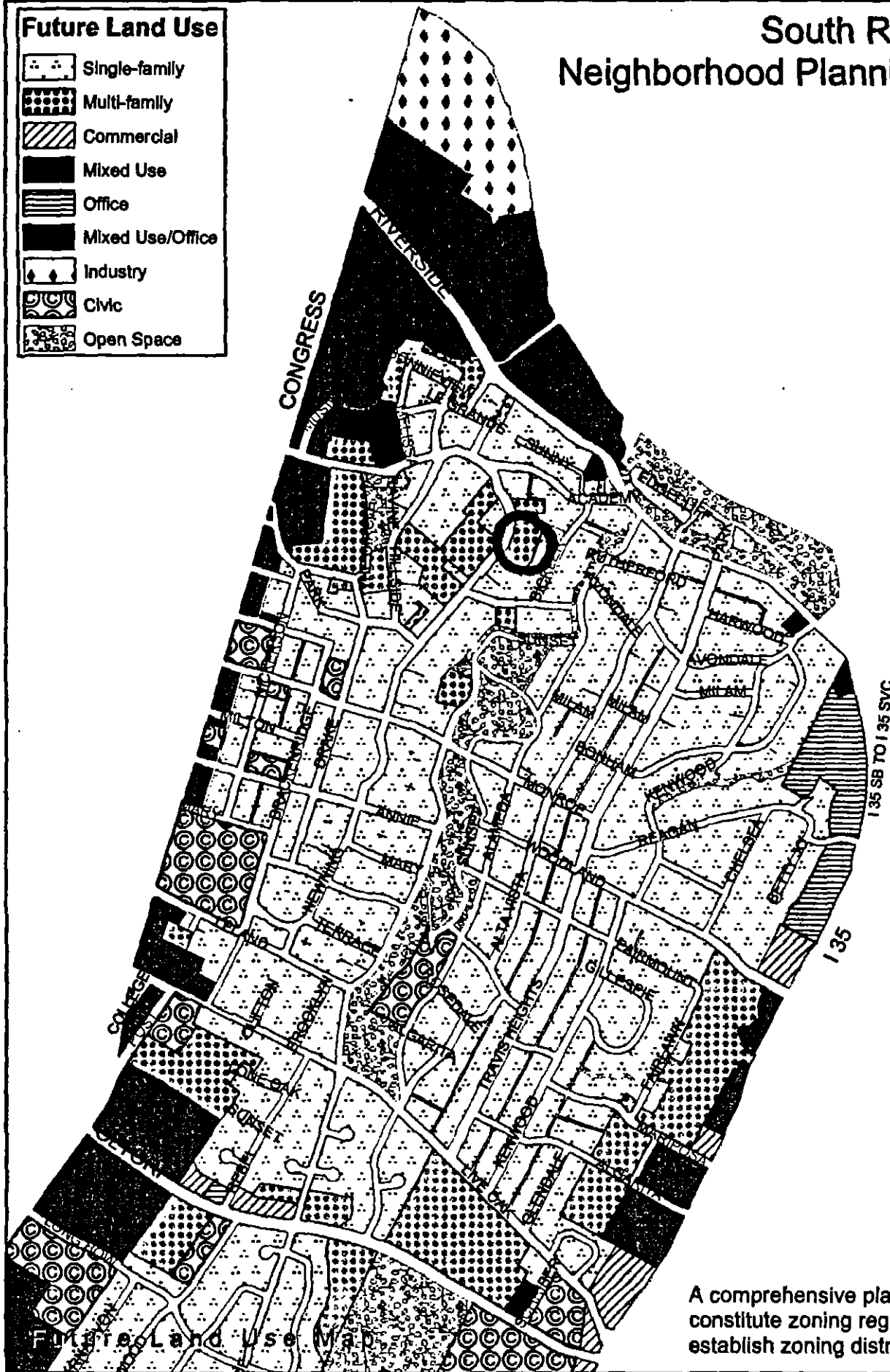
*** Note: Downtown NPA will not be effective until October 27, 2005**



Future Land Use

- Single-family
- Multi-family
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space

South River City Neighborhood Planning Area



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



SUMMARY STAFF RECOMMENDATION

Staff recommends approval of family residence – neighborhood conservation combining district (SF-3-NCCD) zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Although there are multi-family uses along Newning, the dominant land use and zoning for the area is single family homes.

2. *The zoning should support and advance neighborhood plans.*

The South River City Neighborhood future land use designates the site for multi-family use, however, this land use designation is inclusive of both multifamily and single family uses. As such, no plan amendment is required. Additionally, single family uses along Newning support other goals of the plan as expressed in the plan text – namely preserving the character of the neighborhood.

EXISTING CONDITIONS

The site is a newly constructed single family house. The adjacent properties are also single family homes. Across Newning Ave is a mix of single and multi family use.

Site Plan (SUE WELCH 974-3294)

This site is within the South River City Neighborhood Plan and the Fairview NCCD. No other site plan comments regarding the proposed SF zoning.

Transportation (EMILY BARRON 974-2788)

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 20 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL	BICYCLE
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					METRO	PLAN
Newning Avenue	70'	30'	Local	No	No	No

Water and Wastewater (PAUL URBANEK 974-3017)

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Environmental (JAVIER DELGADO 974-7648)

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.